



BLDG PERMIT NO. (1335

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures) Community Development Department

BLDG ADDRESS 4150 ANASAZI	TAX SCHEDULE NO. 2945 - 011 - 17 - 001
SUBDIVISION VISIM DEL NORTE	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _ えゅうら 埴
FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S)
(1) OWNER <u>LET Homes The</u>	NO. OF DWELLING UNITS BEFORE: $\underline{\mathcal{O}}$ AFTER: $\underline{i}$ THIS CONSTRUCTION
(1) ADDRESS <u>202</u> CHIPUTA AVE - (1) TELEPHONE <u>970 - 245 - 334</u> 2	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION
(2) APPLICANT LEE Itimes Inc.	USE OF EXISTING BLDGS SF
(2) ADDRESS 2755 N. AVE	DESCRIPTION OF WORK AND INTENDED USE: SFR
(2) TELEPHONE 970 - 248 - 4612	
REQUIRED: One plot plan, on 8 ½" x 11" paper, showing	all existing & proposed structure location(s), parking, setbacks to all

REQUIRED: One plot plan, on 8 ½" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF 30	
ZONE PR-Z	Maximum coverage of lot by structures
SETBACKS: Front from property line (PL)	Parking Req'mt
or from center of ROW, whichever is greater	Special Conditions Carry Und or
Side from PL Rear from PL	
	overhang into easement
Maximum Height	OVerhang into lacement CENSUS_10 TRAFFIC_21_ANNX#

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

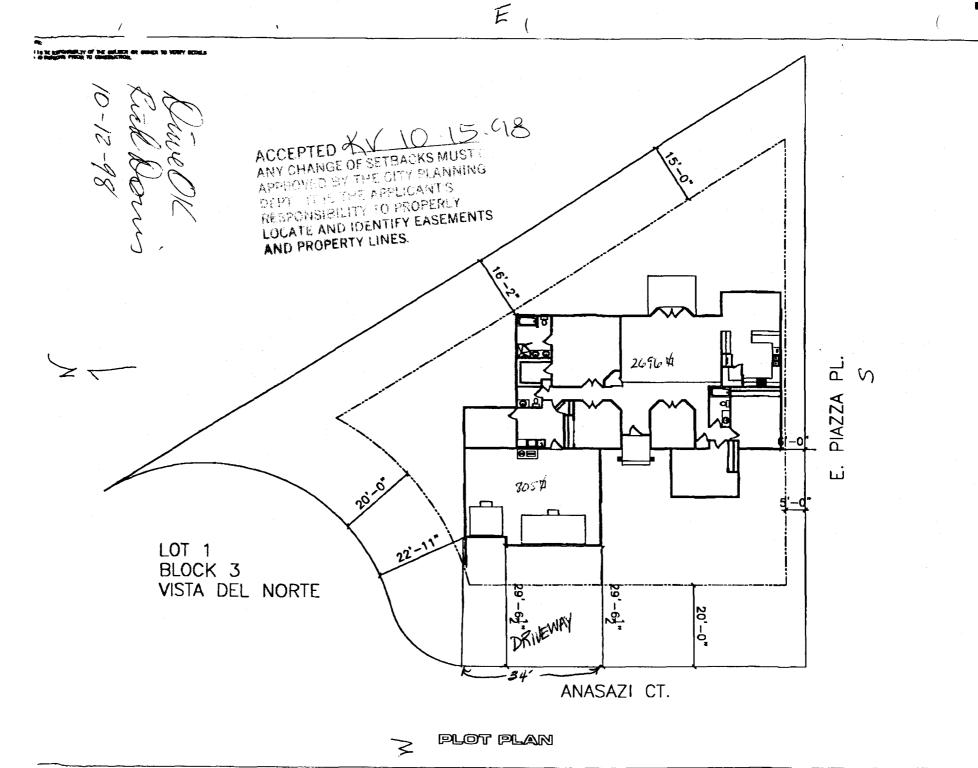
Applicant Signature	Date 10 - 11 - 98
Department Approval K. Valdha	Date 10-15-98
Additional water and/or sever tap fee(s) are required: YES	NO W/O No. //680
Utility Accounting	Date <u>/0-/5-98</u>
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9	-3-2C Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)



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